

1061-410

It is further agreed that in the event Lessee defaults or becomes delinquent in any or all monthly payments to Lessors, the Lessors shall have the right to use any legal procedure, Distress warrant, or other action necessary for the protection of Lessors' interest and Lessee shall be liable for all costs, expenses and attorneys' fee as incurred for Lessors for the protection of their interest.

The Lessors agree to maintain the roof, exterior walls, paving and heating and air-conditioning fixtures. The Lessee agrees to be responsible for interior maintenance and utility connections.

It is further agreed that Lessors will not lease nor sell any portion of the 1.7 acre tract on which the within leased premises are located to any individual, corporation or otherwise where the sale or distribution of any beer, wine or alcoholic beverage is permitted. In the event of sale by Lessor, said conveyance must contain this restrictive covenant until termination date of this Lease Agreement. Any violation by Lessors will subject Lessors to full liabilities for damages to Lessee.

All the terms and conditions of this Lease shall be binding on the undersigned, their Heirs, Executors, Administrators or Assigns to the full and faithful performance of each and every provision.

Signed, sealed and executed this 14th day of November, 1975.

WITNESSES:

[Signature]  
[Signature]

[Signature] Lessor  
[Signature] Lessor  
[Signature] Lessee